

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--Dec. 15, 1965

Appeal #8479. Johnson, appellant.

Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

ORDERED:

That the appeal for a variance from the open court requirements of the R-4 District to permit erection of a second floor over existing first floor kitchen at 1617 A St. S.E., lot 48, square 1086, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-4 District, has a frontage of 13.51 feet on A Street and a depth of 136.79 feet. The lot contains an area of 1848 square feet of land.

(2) Appellant proposes to erect a second floor addition over the existing one story kitchen at the rear. The addition will be 18 feet 3 inches in length and 8 feet eight inches in width and will not change the width of the existing 4 foot 8 inch open court.

(3) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property.

It is our further opinion that light and air to adjoining properties will not be affected adversely.

In view of the above findings it is our further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as provided by the zoning regulations and map.